



GEORGIA BUILDING AUTHORITY

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Chairman
Nathan Deal
Governor

MINUTES

Executive Director
Steven L. Stancil

GEORGIA BUILDING AUTHORITY MEETING

NOVEMBER 18, 2013

OFFICE OF THE GOVERNOR – ROOM 107 STATE CAPITOL

MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chair
Alan Skelton, Vice Chair
Steve McCoy, State Treasurer
Phil Carlock, Citizen Member
Dr. George Snelling, Citizen Member, Conference Call

OTHERS IN ATTENDANCE:

Steve Stancil, State Properties Officer
Marvin Woodward, Georgia State Financing and Investment Commission
Steve Fanczi, Georgia Building Authority
Carla Blanks, Georgia Building Authority
Paul Melvin, Georgia Building Authority
Alisa Pereira, Georgia Building Authority
Sonny Manalili, Georgia Building Authority
April King, Georgia Building Authority
Frank Smith, State Properties Commission
J Wade, State Properties Commission
Wayne Clark, State Properties Commission
Bill Clark, Stevens and Wilkinson
Todd Dolson, Stevens and Wilkinson
Frank Poe, Georgia World Congress Center
Kevin Duvall, Georgia World Congress Center
Lindsay Perdue, Georgia World Congress Center
Shonda Rowe, Department of Law
Clark Wong, Department of Law
Tanisha Thomas, Department of Law
Chris Riley, Office of the Governor
Bart Gobeil, Office of the Governor
Ryan Teague, Office of the Governor
Teresa MacCartney, Office of Planning and Budget

CALL TO ORDER AND APPROVAL OF MINUTES OF PREVIOUS MEETING (9/9/13)

The Governor acknowledged the presence of the board member Dr. George Snelling by conference call and convened the meeting of the Georgia Building Authority (GBA). The Governor called for a motion to approve the minutes of the previous meeting of September 9, 2013. Mr. Carlock made the motion to approve the minutes and Mr. McCoy seconded the motion. The motion carried unanimously, and the minutes were approved.

REQUEST APPROVAL TO USE AN ESTIMATED \$4.4 MILLION OF AUTHORITY FUNDS FOR THE CONSTRUCTION OF A CAPITOL PLAZA ON THE SITE OF THE #1 PARKING DECK ON CAPITOL AVENUE

Steve Fanczi announced the opening of the new South Park parking deck last Friday, November 15, 2013. The deck was built as a replacement for the “#1 Parking Deck” that is across from the Capitol. Now that the new deck is open, the staff of GBA is asking that the \$4.4 million in proceeds from the sales of the Tradeport Building and Olympia Building be used to construct a plaza on the site of the #1 Parking Deck. Over 100 outdoor events a year are held at the Capitol steps, and many of those required street closures. Events of this type will safely and comfortably fit in the new plaza. Bill Clark and Todd Dodson from the firm Stevens & Wilkinson gave a brief overview of the planned project.

The Governor asked if the #1 Parking Deck would be taken down to the bottom level and if the covered walkway to the Twin Towers would remain. Mr. Clark assured the Governor the plaza would be built-up some four to six feet from the bottom so as not to be in a hole, and the transition into the plaza from the street would be ADA accessible. The existing walkway, which contains existing utilities from the GBA energy plant, will remain and become a backdrop to the interstate side of the plaza. Mr. Carlock asked if the plaza would be gated, which it will be. Mr. Clark stated that completion of the plaza’s construction is expected to be the end of 2014.

The Governor asked for a motion to approve the request to use \$4.4 million of the Georgia Building Authority funds for the construction of plaza. Mr. Carlock made the motion to approve, and Mr. Skelton seconded the motion. The motion carried unanimously and the request was granted.

REQUEST APPROVAL TO ADOPT A POLICY RESTRICTING EVENTS AFTER BUSINESS HOURS AT THE STATE CAPITOL

Mr. Stancil stated that over the last couple years, GBA has had numerous requests to hold private events at the Capitol after normal business hours. Due to the nature of these events and the desire to maintain the integrity of the use of the building, Mr. Stancil requested the approval of a policy to not honor such requests for such after-hours events at the Capitol unless the event is held or hosted by a constitutional officer of the State,

and the purpose for the event is of statewide significance and non-partisan based. Furthermore, the policy would provide that the Governor, as the chair of the Georgia Building Authority, retains the discretion to determine whether those conditions are met. If approved, this policy statement will be added to the current "Capitol and Grounds Exhibit and Event Guidelines".

The Governor asked for a motion to approve the request as presented. Mr. Skelton made the motion to approve, and Mr. McCoy seconded the motion. The motion carried unanimously and the policy is adopted.

**REQUEST TO APPROVE THE RESOLUTION AUTHORIZING THE
CONVEYANCE OF THE SANDERSVILLE ELEMENTARY SCHOOL TO
WASHINGTON COUNTY BOARD OF EDUCATION FOR A CONSIDERATION
OF \$10**

Mr. Stancil stated that the Technical College System of Georgia (TCSG) took custody of property in Washington County located at 514 North Harris Street in Sandersville, Georgia, the site of the former Sandersville Elementary School. However, due to closure of a newer more modern building by the Board of Regents, TCSG determined that it would rather use the Regents building rather than spend money to renovate and improve the Sandersville school building. Thereafter, the property was conveyed to GBA. GBA staff has determined, though, the Authority has no need for this property. Therefore, the staff recommends the property be conveyed back to the Washington County Board of Education for a consideration of \$10.00.

The Governor asked for a motion to approve the request as presented. Mr. Skelton made the motion to approve, and Mr. McCoy seconded the motion. The motion carried unanimously.


**REQUEST TO APPROVE THE RESOLUTION AUTHORIZING THE
CONVEYANCE OF THE ATLANTA REGIONAL HOSPITAL TO THE STATE
OF GEORGIA FOR CUSTODY IN THE DEPARTMENT OF BEHAVIORAL
HEALTH AND DEVELOPMENTAL DISABILITIES FOR A CONSIDERATION
OF \$10**

Mr. Stancil explained that title to the property known as "Atlanta Regional Hospital" was originally held by GBA (Hospitals). GBA (Hospitals) was a smaller authority which the Legislature abolished. The property held by the authority was transferred by law to GBA, and the GBA conveyed ownership of all of the GBA (Hospitals) property to the State. However, this particular property was missed in that original transfer. The GBA staff has advised that the property is of no current or future use to the GBA, therefore the property should be conveyed to the State, and custody shall be in the Department of Behavioral Health and Developmental Disabilities.

The Governor asked for a motion to approve the request as presented. Mr. Skelton made the motion to approve, and Mr. McCoy seconded the motion. The motion carried unanimously.

ADJOURNMENT

Governor Deal asked for a motion in favor of adjourning the meeting. Mr. McCoy so moved and Mr. Carlock seconded the motion. The motion passed unanimously by all members present.



Steven L. Stancil
Executive Director